FORM D

Likell Processing United States
Securities and exchange commission
Washington, D.C. 20549

Atta i Zudu

FORM D

Vashing NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR

_ b'/7 .	210
OMB APPRO	VAL
OMB Number:	3235-0076
Expires: August	31,2008
Estimated average	burden
hours per response	16.00

C/17 / 1/1

SEC USI	ONLY
Pretix	Serial
DATE RE	CEIVED
	1

UNIFORM LIMITED OFFERING EXEMP	PTION
Name of Offering (check if this is an amendment and name has changed, and indicate change.)	
<u>Neighborhood Finance Corporation 2008 Rescue and Refinance Placement Offering for \$3</u>	3,250,000 of Loan Participation Interests
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6)	
Type of Filing:	
A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)	08057758
Neighborhood Finance Corporation	
Address of Executive Offices (Number and Street, City, State, Zip Code)	Ters, (including Area Code)
1912 Sixth Avenue, Des Moines, IA 50314	7111
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Brief Description of Business	
An lowa Nonprofit entity that promotes & assists neighborhood revitalization in Polk County,	lows by noting an appduit for flow of agrital 9
information pursuant to strategies & programs developed jointly by neighborhood residents, or	
Type of Business Organization	
	lease specify): PROCESSED
business trust limited partnership, to be formed	
Month Year	AUG 1 4 2008
Actual or Estimated Date of Incorporation or Organization: 05 90 Actual Estim	ated A
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada; FN for other foreign jurisdiction)	THOMSON REUTERS
GENERAL INSTRUCTIONS	
Federal:	
Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or 77d(6).	r Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.
When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering, and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given be which it is due, on the date it was mailed by United States registered or certified mail to that address.	
Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 205	49.
Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually photocopies of the manually signed copy or bear typed or printed signatures.	signed. Any copies not manually signed must be
Information Required: A new filing must contain all information requested. Amendments need only report thereto, the information requested in Part C, and any material changes from the information previously supplied to be filed with the SEC.	• • •
Filing Fee: There is no federal filing fee.	
State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sa ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Se are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for	ecurities Administrator in each state where sales

· ATTENTION -

accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

this notice and must be completed.

		A. B	ASIC IDENT	IFICATION DATA	4			
2. Enter the information reque	sted for the fol	lowing:						
• Each promoter of the	issuer, if the iss	uer has been or	ganized within	the past five years:	;			
 Each beneficial owner 	having the pow	er to vote or disp	ose, or direct	the vote or dispositio	on of, 10	% or more o	of a clas	s of equity securities of the issuer.
 Each executive officer 	and director of	f corporate issue	ers and of corp	orate general and m	nanagin	g partners o	f partne	ership issuers; and
 Each general and man 	aging partner o	f partnership iss	suers.					
Check Box(es) that Apply:	Promoter	Beneficia	al Owner [Executive Office	r 📝	Director		General and/or Managing Partner
Full Name (Last name first, if in	dividual)							
Kahoun, Kathy M.	dividual)							
Business or Residence Address 602 Robert D. Ray Drive, De	•	•						
Check Box(es) that Apply:	Promoter	Beneficia	ll Owner [Executive Office	r 🗸	Director		General and/or Managing Partner
Full Name (Last name first, if in	dividual)							
Hulse, Larry								
Business or Residence Address	(Number and	Street, City, Sta	ite, Zip Code)					
602 Robert D. Ray Drive, De	s Moines, IA	50309-1881						
Check Box(es) that Apply:	Promoter	Beneficia	l Owner	Executive Office	r (Z)	Director		General and/or Managing Partner
Full Name (Last name first, if in Anderson, Deb	dividual)							
Business or Residence Address	(Number and	Street, City, Sta	te, Zip Code)					
111 Court Avenue, Room 37	2, Des Moine	s, IA 50309						
Check Box(es) that Apply:	Promoter	Beneficia	l Owner	Executive Office	r 🗵	Director		General and/or Managing Partner
Full Name (Last name first, if in	dívidual)							
Brownell, Robert								
Business or Residence Address	(Number and	Street, City. Sta	te, Zip Code)					
111 Court Avenue, Room 30	00, Des Moin	es, IA 50309						
Check Box(es) that Apply:	Promoter	☐ Beneficia	l Owner	Executive Office	r [Z]	Director		General and/or Managing Partner
Full Name (Last name first, if in Miller, Jeanne M.	dividual)							
Business or Residence Address	(Number and	Street, City, Sta	te, Zip Code)					
222 Washington Street, Ced	lar Falls, IA 5	0613						
Check Box(es) that Apply:	Promoter	Beneficia	l Owner	Executive Office	r [Z]	Director		General and/or Managing Partner
Full Name (Last name first, if in Coney, Janice	dividual)							
Business or Residence Address 711 High Street, Des Moine	•	Street, City, Sta 0040	te. Zip Code)		•			
Check Box(es) that Apply:	Promoter	☐ Beneficia	l Owner	Executive Office	ı 🔼	Director		General and/or Managing Partner
Full Name (Last name first, if in	dividual)							
Coppess, Mike	•							
Business or Residence Address 453 7th Street, Des Moines,	•	Street, City. Sta	te, Zip Code)					
,								

		A. BASIC ID	ENTIFICATION DATA		
2. Enter the information re-	quested for the foll	lowing:			
 Each promoter of the 	ne issuer, if the iss	uer has been organized v	vithin the past five years;		
 Each beneficial own 	er having the powe	er to vote or dispose, or di	irect the vote or disposition	of, 10% or more of	a class of equity securities of the issuer.
 Each executive offi 	cer and director of	corporate issuers and of	corporate general and mar	naging partners of	partnership issuers; and
• Each general and m	anaging partner of	partnership issuers.			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Benishek, Lanny	individual)				
Business or Residence Addres 666 Walnut MAC N8200-		Street, City, State, Zip C s, IA 50309	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Kopaska, Kevin	individual)			- 1 10 11 11 11	
Business or Residence Addres 317 Sixth Avenue, Des Mo		Street, City, State, Zip Co	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Hensley, Christine	individual)				
Business or Residence Addres 801 Grand Avenue, Des M		Street, City, State, Zip Co	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Hansen, Kimberly	individual)				
Business or Residence Addres 4015 Woodland Avenue,		•	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Taenzer, York	individual)				
Business or Residence Addres 1605 Woodland Avenue, I	•		ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Chen, Cyndi	individual)				
Business or Residence Addres 1128 22nd Street, Des Me	•	•	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Perez, Alba	individual)				
Business or Residence Addres 1646 Milton Avenue, Des	•	-	ode)		

							A. BASIC	DENT	IFICATION D	DATA				
2.	Ente	er the in:	formation	reques	ted for the	followi	ng:							
	•	Each p	romoter of	f the is	suer, if the	issuer	has been organiz	ed within	the past five y	ears;				
	•	Each b	eneficial o	wner h	aving the p	ower to	vote or dispose, o	or direct t	he vote or dispo	osition o	f, 10	% or more o	of a clas	ss of equity securities of the issuer
	•	Each e	ecutive o	fficer a	and directo	r of cor	porate issuers an	d of corp	orate general a	nd mana	aging	partners o	f partne	ership issuers; and
	•	Each g	eneral and	manag	ging partne	r of par	tnership issuers.							
Chec	k Bo	ox(es) th	at Apply:		Promoter	· 🗆	Beneficial Own	ner [Executive O	fficer	Ø	Director		General and/or Managing Partner
Full	Nam	e (1 ast 1	name first,	ifind	(kubiyi									
		Frank	ianie mist,	, 11 1110	ividuar)									
			lence Addi	ress	(Number a	nd Stree	t, City, State, Zi	n Code)	, , , , , , , , , , , , , , , , , , ,					
					nes, IA 50		.,,,,	, 5555,						
Chec	k Bo	ox(es) th	at Apply:		Promoter		Beneficial Own	ner [Executive O	fficer	Ø	Director		General and/or Managing Partner
Full	Nam	e (Last r	ame first,	ifind	ividual)									
Rov	ven,	John												
					(Number a		et, City, State, Zi	p Code)				****		
Chec	k Bo	x(es) th	at Apply:		Promoter		Beneficial Own	ner 🗾	Executive O	fficer		Director		General and/or Managing Partner
		e (Last r Holly A.	name first,	if ind	ividual)									
Busin	ness	or Resid	ence Addi	ress	(Number a	nd Stree	t, City, State, Zi	p Code)						
1912	2 Six	th Ave	nue, Des	Moin	es, IA 503	314								
Chec	k Bo	ox(es) th	at Apply:		Promoter		Beneficial Owi	ner [Executive O	fficer		Director		General and/or Managing Partner
Full	Nam	c (Last r	iame first,	if ind	ividual)				, <u>,</u>	•				
Busin	ness	or Resid	ence Addr	ress	(Number a	nd Stree	et, City, State, Zi	p Code)						
Chec	k Bo	ox(es) th	at Apply:		Promoter		Beneficial Owr	ner [Executive O	fficer		Director		General and/or Managing Partner
Full 1	Nam	e (l.ast r	ame first,	if indi	ividual)									
Busin	ness	or Resid	ence Addr	ress	(Number at	nd Stree	et, City, State, Zi	p Code)						
Chec	k Bo	ox(es) th	at Apply:		Promoter		Beneficial Own	ner 🗌	Executive Of	fficer		Director		General and/or Managing Partner
Full I	Nam	e (Last r	ame first,	if indi	ividual)			-						
Busir	ness	or Resid	ence Addr	ress ((Number at	nd Stree	t, City, State, Zi	p Code)	· · · · · · · · · · · · · · · · · · ·					
Chec	k Bo	ox(es) the	at Apply:		Promoter		Beneficial Own	ner 🗌	Executive Of	fficer		Director		General and/or Managing Partner
Full 1	Name	e (Last n	ame first,	if indi	vidual)									
Busit	ness	or Resid	ence Addr	ress (Number ar	nd Stree	t, City, State, Zi	p Code)						

				В. І	NFORMAT	ION ABOU	T OFFERI	NG				
1. Has th	e issuer sol	d, or does t	he issuer i	ntend to se	ll. to non-a	ecredited i	investors in	this offer	ing?		Yes	No 🔀
		a, o. accs .			Appendix				_			
2. What												
												No
												52]
comm If a pe or stat	ission or sim rson to be li: es. list the n	nilar remune sted is an as:	ration for s sociated pe roker or de	solicitation erson or age caler. If me	of purchasent of a broker ore than five	ers in conne cer or deale c (5) perso	ection with or registered os to be list	sales of se d with the S led are asso	curities in t SEC and/or	irectly, any he offering, with a state sons of such		
Full Name	(Last name	first, if ind	ividual)		•			,		•		
Business o	r Residence	Address (N	lumber and	d Street, C	ity, State, Z	Cip Code)						
Name of A	ssociated B	roker or De	aler		•							
States in W	hich Person	n Listed Ha	Solicited	or Intends	to Solicit	Purchasers						
(Chec	c "All State	s" or check	individual	States)			•••••				Al	1 States
AL	AK	AZ	AR	CA	CO	CT)	DE	DC	FL	GA	ПП	ID
TL.	ĪN	ĪA	KS	KY	LA	ME	MD	MA	MI		MS	MO
MT	NE	NV	NH	NI	NM	NY	NC	ND	ОН	OK	OR	PA
RI	SC	SD	TN	TX	UT	\overline{VT}	VA	WΛ	WV	WI	$\overline{\overline{WY}}$	PR
Full Name	(Last name	first, if ind	ividual)									
Business of	r Residence	Address (?	Number an	d Street, C	City, State,	Zip Code)					•	
Name of A	ssociated B	roker or De	aler									
States in W	hich Person	n Listed Has	Solicited	or Intends	to Solicit	Purchasers						
(Checl	"All State	s" or check	individual	States)							☐ Al	l States
AL IL	AK IN	[AZ]	AR KS	CA KY	CO LA	CT ME	DE MD	DC MA	FL MI		HI MS	ID MO
MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR
		first, if indi										
				10								
Business of	r Kesidence	Address (1	vumber an	a Street, C	ity, State, a	Zip Code)						
Name of A	ssociated B	roker or De	aler			· · · · · · · · · · · · · · · · · · ·				.		
States in W	hich Persor	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
(Checl	"All State:	s" or check	individual	States)						******************	☐ Al	l States
AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
TL)	IN	IA	KS	KY	LA	ME	MD	MA	MI		MS	MO
MT RI	NE SC	NV SD	NH) TN	NJ TX	NM UT	NY VT	NC VA	ND WA	ЮH WV	OK WI	OR WY	PA PR

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
		_	¢
	Debt		
	Equity Common [7] Preferred	·	3
		•	•
	Convertible Securities (including warrants)		
	Partnership Interests		\$ 3 250 000 00
	Other (Specify Loan Participation Interests		
	Total	5,230,000.00	\$ 3,250,000.00
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		A
		Number Investors	Aggregate Dollar Amount of Purchases
	Accredited Investors		\$ 3,250,000.00
	Non-accredited Investors	0	\$_0.00
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
		Type of	Dollar Amount
	Type of Offering	Security	Sold
	Rule 505		\$
	Regulation A		s
	Rule 504		\$
	Total		\$ 0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees	Z	\$ 5,000.00
	Accounting Fees	-	\$
	Engineering Fees	_	\$
	Sales Commissions (specify finders' fees separately)	_	\$
	Other Expenses (identify)	_	\$
	Total		¢ 5,000.00

	C. OFFERING PRICE, NUM	IBER OF INVESTORS, EXPENSES AND USE OF P	ROCEEDS	
		ring price given in response to Part C — Question 1 - Question 4.a. This difference is the "adjusted gross		\$
5.	Indicate below the amount of the adjusted gross preach of the purposes shown. If the amount for an check the box to the left of the estimate. The total of proceeds to the issuer set forth in response to Par	ny purpose is not known, furnish an estimate and of the payments listed must equal the adjusted gross		
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees			\$
	Purchase of real estate	[
	Purchase, rental or leasing and installation of ma and equipment	chinery [s	
	Construction or leasing of plant buildings and fac-	cilities		\$
	Acquisition of other businesses (including the va offering that may be used in exchange for the ass issuer pursuant to a merger)	lue of securities involved in this ets or securities of another	¬s	\$
			 -	

	Other (specify): Neighborhood Revitalization N	fortgage Loans	\$	\$ 3,245,000.00
			s	s
	Column Totals	[s 0.00	\$ 3,245,000.00
	Total Payments Listed (column totals added)		∑ \$ <u>3</u> ,	245,000.00
		D. FEDERAL SIGNATURE		
sign	ature constitutes an undertaking by the issuer to fu	e undersigned duly authorized person. If this notice rnish to the U.S. Securities and Exchange Commiss redited investor pursuant to paragraph (b)(2) of R	sion, upon writte	
Issu	er (Print or Type)	Signature 2 04 12	Date	
Ne	ghborhood Finance Corporation	Hollinson	08-08-	2008
Naı	ne of Signer (Print or Type)	Title of Signer (Print or Type)		
Holl	y A. Olson	Executive Director		

- ATTENTION ----

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification	Yes	No
	provisions of such rule?		X
	See Appendix, Column 5, for state response.		

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
Neighborhood Finance Corporation	The Visit Van	08-08-2003
Name (Print or Type)	Title (Print or Type)	
Holly A. Olson	Executive Director	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX 1 2 3 5 4 Disqualification Type of security under State ULOE and aggregate Intend to sell (if yes, attach to non-accredited offering price Type of investor and explanation of investors in State offered in state amount purchased in State waiver granted) (Part C-Item 1) (Part B-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Amount **Investors** Amount Yes No AL X X ΑK X X ΑZ X X AR X × CA X X CO X X CT× x DE × X DC X X X FL X X GA X HI X X ID X × IL X × IN X X IA X 5 \$3,250,000. \$0.00 X Other \$3,250,000 KS × × KY × × LA x x ME X X MD X X MA X × MI × × MN X X MS X X

1 2 3 5 Disqualification Type of security under State ULOE and aggregate Intend to sell (if yes, attach Type of investor and to non-accredited offering price explanation of waiver granted) offered in state amount purchased in State investors in State (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Investors Yes No Amount Amount МО X X MT X X NE X X NV X X NH X × NJ X × NM X X NY X X NC X X ND X × OH X OK X × X OR X PA × × X RΙ X SC × X SD X X TN X X TX X UT × X VT X VA x WA × × wv × X WI ×

APPENDIX

				APP	ENDIX						
1		2	3			5 Disqualification					
	to non-a	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)			amount purchased in State (Part C-Item 2)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
WY		×							×		
PR		×							K		

